

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

13 Hillcrest Avenue, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$675,000 & \$725,000

Median sale price

Median price \$611,400 Property Type Unit Suburb Ringwood

Period - From 01/04/2024 to 30/06/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/4-6 Mullum Mullum Rd RINGWOOD 3134	\$635,000	23/07/2024
2	7/23-25 Wilana St RINGWOOD 3134	\$729,000	20/07/2024
3	9/3 Turnbull Ct RINGWOOD 3134	\$610,300	02/07/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/08/2024 11:43



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Property Type: House
Land Size: 324 sqm approx
Agent Comments

Indicative Selling Price
\$675,000 - \$725,000
Median Unit Price
June quarter 2024: \$611,400

Comparable Properties



2/4-6 Mullum Mullum Rd RINGWOOD 3134 (REI)

Agent Comments

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Price: \$635,000
Method: Private Sale
Date: 23/07/2024
Property Type: Unit



7/23-25 Wilana St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$729,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Unit



9/3 Turnbull Ct RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$610,300
Method: Private Sale
Date: 02/07/2024
Property Type: Unit
Land Size: 192 sqm approx

Account - Barry Plant | P: 03 9842 8888